

**Design and Historic Review Commission Meeting Minutes  
February 8, 2023**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, February 8, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Vice Chairman James Sheldahl and Commissioners William Moody, Juan Leal-Rubio, Amanda Coltman, Chris Hamel and Sandra Anthony.

**STAFF MEMBERS** present included Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Alejandro Marquez, Administrative Specialist.

**Chairman Tom Rushin** called the meeting to order at 4:00 p.m., and noted there was a quorum present.

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**ELECTION OF OFFICERS**

**Commissioner Leal-Rubio** motioned to nominate Amanda Coltman as Vice-Chairman, second by **Commissioner Moody**. **Motion carried unanimously (7-0).**

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**APPROVAL OF MINUTES**

None

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**DHRC-40909-2022:** *This is a request by MAHA LLC, on behalf of Christine McConnaughay, for a new duplex to be located at 643 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District.*

**Robert Blevins, Principal Planner** summarized the staff report and recommended **APPROVAL.**

**QUESTIONS FOR STAFF**

**Commissioner James Sheldahl** commented that he was impressed with the design of the proposed project.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Hamel, second by Leal-Rubio, to APPROVE Case Number DHRC-40909-2022. Motion carried unanimously (7-0).**

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**DHRC-40981-2023:** *This is a request by Brandon Chavez, for demolition of the Individually-listed Hodges House in the Century Heights Conservancy Residential Historic District, for the property located at 209 S. Orange Avenue, Yuma, AZ.*



**Robert Blevins, Principal Planner** summarized the staff report and recommended **DENIAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Brandon Chavez, 209 S. Orange Ave, Yuma AZ**, stated the reason for the request was because the structure was too damaged, and that it was more cost effective to demolish and reconstruct a new building.

**Commissioner Anthony** asked if there was to be a new home built on the property, and would it be the same style. **Chavez** answered yes.

**Moody** asked for the cost of the restoration of the home. **Chavez** answered that he was not able to get an estimate because no contractors wanted to work on the building due to the condition of the home. **Moody** asked if the applicant had spoken to Fowler Malone as a possible contractor. **Chavez** answered no. **Moody** went on to say that the Commission understands that it would be cheaper to demolish the building and construct a new one, and asked if there were any design plans for the site. **Chavez** replied no.

**Rushin** asked if the applicant had received a copy of the letter sent from the State Historic Preservation Office (SHPO). **Chavez** answered yes. **Rushin** then proceeded to read the letter aloud.

**Leal-Rubio** also recommended that the applicant talk to Fowler Malone about restoring the building. **Leal-Rubio** then commented that with a denial from the commission that the applicant has 120 days to figure out a solution to attempt to save the building.

**Sheldahl** recommended that Chavez speak to SHPO about a solution to save the building.

**Moody** asked Chavez if the insurance company considered the proposed project a liability. **Chavez** replied yes, because of all the damage and erosion.

**Hamel** stated that it would be difficult to restore the property, but the Commission would like to find a way to save it.

**Moody** commented that the applicant should consider the offer that was made by SHPO to help restore the property.

**Rushin** stated that the commission could help with a solution to save the property.

#### **PUBLIC COMMENT**

None

**Motion by Hamel, second by Coltman, to DENY Case Number DHRC-40981-2023. Motion carried, (6-1) with Commissioner Anthony voting Nay.**

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**DHRC-41014-2023:** *This is a request by A & G Resource Management Company, on behalf of Marina Roloff, for review of a new recessed storefront (as directed by the DHRC at their January 11, 2023 hearing) for the existing building located at 324-330 S. Main Street, in the Main Street Historic District.*

**Robert Blevins, Principal Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Commissioner Moody** asked if the rear of the building was included in the design. **Blevins** replied yes. **Hamel** asked if the second floor would be apartments. **Blevins** answered yes however, just the rear of the building.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Casey Roloff, 1947 S. Maple Ave, Yuma AZ**, was present and available for questions.

**Hamel** stated that the applicant had done a good job on the design of the proposed project.

**Moody** commented that the plans were an improvement from the last hearing.

#### **PUBLIC COMMENT**

None

**Motion by Leal-Rubio, second by Coltman, to APPROVE Case Number DHRC-41014-2023. Motion carried unanimously (7-0).**

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**DHRC-40983-2023:** *This is a request by YESCO LLC, on behalf of Maverik, Inc., for aesthetic review of new signage in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at the northwest corner of E. Gila Ridge Road and Avenue 3E, Yuma, AZ.*

**Robert Blevins, Principal Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Jana Ward, on behalf of Maverik Inc.**, was present and available for questions.

**Hamel** stated that he liked the design of the proposed project, and was glad to see that construction was going to begin.

**Moody** asked if the eastern end of the lot was going to be used. **Ward** replied no.

#### **PUBLIC COMMENT**

None

**Motion by Moody, second by Coltman, to APPROVE Case Number DHRC-40983-2023. Motion carried unanimously (7-0).**

## COMMISSION DISCUSSION

**Robert Blevins, Principal Planner**, gave The Annual Report on DHRC Case Types.

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## INFORMATION ITEMS

None

## Staff

None

## Administrative Approvals

None

## National Heritage Area

None

## Commission

**Moody** asked if the fencing behind the old county building was approved by the City. **Blevins** answered that staff was aware of the fencing but not sure if any approvals were made. **Moody** then asked how long the area was to be fenced off. **Blevins** replied the fencing would remain during the construction of the new county building.

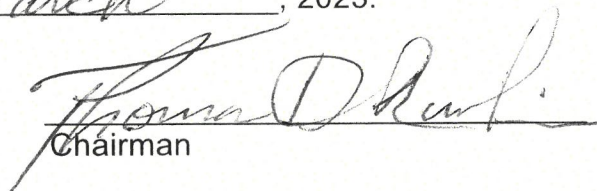
**Coltman** asked if the Commission would be allowed to go on future side trips with city staff. **Blevins** replied yes arrangements could be made.

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## ADJOURNMENT

The meeting was adjourned at 4:56 p.m.

Minutes approved this 22 day of March, 2023.

  
Chairman